



# Active Travel

There is an increasing demand for better walking and cycling infrastructure. A Department for Transport (DfT) study showed a 5% rise in journeys by foot since 2019, driven by growing health awareness and habits formed during the pandemic. Local Authorities now face pressure to improve footpaths and create modern, segregated cycle routes, which often requires acquiring land. Our expertise in land acquisition and linear travel routes positions us to assist authorities, using our significant experience to avoid the typical pitfalls that might otherwise cause project delay or cost overrun.

## Why you need us

SLC Property is experienced in the acquisition and development of route creation for Active Travel plans, which are very popular and much required by many authorities today as part of integrated Health and Transport plans. We provide a wide range of services which include:

- Land Acquisition
- Property Cost Estimates which can inform the most cost-effective options
- Planning for seeking consent to develop
- Land and Rights Valuations
- Landowner Engagement
- Compulsory Purchase Advice



SLC Property

# How we can help you



**Land Strategy** – Providing advice and support to public and private sector clients, including project promoters, local authorities and contractors in the delivery and implementation of consents for infrastructure projects. We determine the optimum strategy for securing consents covering possible phasing, submitting separate planning/listed building applications if required, acquiring land and rights, and, crucially, the use of Compulsory Purchase Orders (CPO), Transport and Work Act Orders (TWAO) or Development Consent Orders (DCO). We will then execute the most effective strategy.



**Stakeholder Management** – Developing and implementing a bespoke strategy for engagement, considering national and local political landscapes and cultures, as well as statutory requirements.



**Land Referencing** – Providing land referencing services to identify key landowners or any incumbent restrictions in place that could hinder the acquisition and redevelopment of land. We also provide formal land referencing to support CPOs.



**Land Valuation** – Undertaking land/property valuations in accordance with the RICS 'Red Book'. These valuations can be used to inform land negotiations and acquisition or to provide more rigour for the Property Cost Estimate that needs to be produced and updated for any multi-site project. Our advice is provided in line with the mandatory rules set out by the Professional Statement published by the Royal Institution of Chartered Surveyors (RICS) for surveyors advising in respect of compulsory purchase and statutory compensation.



**Land Acquisition** – Acquiring land, either temporarily or permanently, both with or without compulsory purchase powers. We are adept at dealing with the negotiation of compensation claims in line with the CPO compensation code.



**Expert witness** – Providing evidence at CPO or Planning Inquiries.



**GIS** – Providing digital mapping services to both inform the land strategy and then assist in negotiations with landowners. Our GIS team is also conversant with using drawing software packages used within the infrastructure sector.



**Utilities** – Providing expert technical and property advice where existing utilities need to be diverted but it is not possible within the adopted highway.

## Recent Project Examples

SLC Property is currently advising on a number of Active Travel Schemes including:

**Hexham to Corbridge – Northumberland County Council** – Providing land referencing and acquisition advice for the purchase of land along approximately 4 miles running alongside A695 on the Tyne Valley to create a cycle path between Hexham and Corbridge. We have produced Property Cost Estimates and entered landowner engagement for acquisition and land access requirements.

**Bootle Maritime and Southport Eastern Approach – Sefton Council** – Appointed by Sefton Council to provide Compulsory Purchase, valuation and acquisition advice for a number of cycle paths and improved pavement areas within the Borough. We have also arranged ground investigation works during our landowner engagement. Our Property Cost Estimates have assisted the council by informing of the most cost-effective routes and the understanding of compulsory purchase has amended some of the designs to aid local development and reduced land cost.

**Dock Branch Park, Birkenhead – Wirral Council** – Appointed by Wirral Council to advise on the transfer of a disused 1 mile stretch of railway in Birkenhead which will be converted to a public park, active travel cycle path and footpath through the centre of Birkenhead. We have been involved with negotiations with Network Rail and other stakeholders.

## Get in touch

Contact us to find out how we can help your project.

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